

BLOCK 232 N11 FT OF SUBLT D  
OF LOT 6 &  
S64 FT OF SUBLT C OF 7

KING CHRISTOPHER & DANIELLE  
4872 ALLEN CIR  
ACWORTH, GA 30102

2023

00-00-31-1800-0232-06D1



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 19      | COMMON BRK 90    |
| Exterior Wall            | 05      | AVERAGE 10       |
| Roof Structure           | 03      | GABLE/HIP 100    |
| Roof Cover               | 03      | COMP SHNGL 100   |
| Interior Wall            | 05      | DRYWALL 100      |
| Interior Floor           | 12      | HARDWOOD 80      |
| Interior Floor           | 11      | CLAY TILE 20     |
| Air Condition            | 02      | WINDOW 100       |
| Heating Type             | 04      | AIR DUCTED 100   |
| Bedrooms                 | 3       | 100              |
| Bathrooms                | 1       | 100              |
| Frame                    | 03      | MASONRY 100      |
| Stories                  | 1.      | 1. 100           |
| Units                    | 0       | 100              |
| BUD8 Adjustme            | 02      | DIST FB 100      |
| Occupancy                | 00      | NONE 100         |
| Quality                  | 02      | Quality Level 02 |
| DOR CODE                 | 0100    | SINGLE FAMILY    |
| MAP NUM                  |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1009.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 975              | 100         | 975          | 89,100               |
| FGR       | 300              | 55          | 165          | 15,079               |
| TOTALS    | 1,275            |             | 1,140        | 104,179              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 250.00 | SF | 6.50  | 6.50           |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 12 | 144.00 | SF | 30.00 | 30.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-2      | 75.00 | 100.00 | 75.00       | FF        |        |

| MARKET ADJUSTMENTS                                |     |           |             |                |                |      |      |      |      |         |        |
|---------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                              | 01  | 1,140     | 123.7603    | 111.69         | 127,327        | 1973 | 2000 | 0    | 0    | 0 18.18 | 81.82  |
| 1 SINGLE FAM - 0% - 0                             |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 975 HX Base Yr                       |     |           |             |                |                |      |      |      |      |         |        |
| <div><div>BAS 1993</div><div>FGR 1993</div></div> |     |           |             |                |                |      |      |      |      |         |        |

|                                 |    |       |                |           |         |             |   |        |                 |       |
|---------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 715 S 13TH ST, FERNANDINA BEACH |    |       |                | XF DATE   |         | LAND DATE   |   |        |                 |       |
|                                 |    |       |                | INC DATE  |         | AG DATE     |   |        |                 |       |
| UNITS                           | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 250.00                          | SF | 6.50  | 6.50           | 100       | 1973    | 1973        | 3 | 25     | 406             |       |
| 144.00                          | SF | 30.00 | 30.00          | 100       | 2009    | 2009        | 3 | 45     | 1,944           |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
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| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,350       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 104,179   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,350     |   |
| TOTAL LAND VALUE - MARKET |  | 127,500   |   |
| TOTAL MARKET VALUE        |  | 234,029   |   |
| SOH/AGL Deduction         |  | 37,206    |   |
| ASSESSED VALUE            |  | 196,823   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 196,823   |   |
| TOTAL JUST VALUE          |  | 234,029   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 208,128   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2402/0540                    | 10/15/2020 | WD        | Q   | I   | 01     | 205,000    |  |
| GRANTOR: JONES LAWRENCE R SR |            |           |     |     |        |            |  |
| GRANTEE: KING CHRISTOPHER &  |            |           |     |     |        |            |  |
| 1972/1309                    | 4/08/2015  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: JONES EDWARD        |            |           |     |     |        |            |  |
| GRANTEE: JONES LAWRENCE R SR |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|
| FGR=[YR=1993] W12 BAS=[YR=1993] W39S25E39 N25S\$25E12N25\$. |  |  |  |  |  |  |  |